



Talbot County Planning Commission Agenda

Tuesday, June 6, 2017 at 9:00 a.m.
Bradley Meeting Room, Talbot County Courthouse
11 N. Washington Street, Easton, Maryland

PLEASE NOTE: MEETING IS BEING HELD ON TUESDAY, JUNE 6, 2017

1. Call To Order

2. Decision Summary Approval for:

- a. May 3, 2017

3. Old Business

- a. **Applicant:** Talbot County, Maryland
Agent: Miguel Salinas
Request: Recommendation to County Council-Working Waterfront Master Plan for Bellevue
- b. **Applicant:** Talbot County, Maryland
Agent: Miguel Salinas
Request: Recommendation to County Council-Working Waterfront Master Plan for Tilghman
- c. **Applicant:** RDC Harbourtowne, LLC
Agent: Bill Stagg
File No.: A233
Request: Administrative Variance to add mechanical and fire suppression additions to the hotel Buildings 400, 500, 600, 700, 800, 900 and add the existing hotel a walk/patio gathering area in the area of Building 1100

Location: 9784 Martingham Circle, St. Michaels, MD 21663
Zoning: Map 15, Parcel 16; Zone: RR

4. New Business

- a. **Applicant:** RDC Harbourtowne, LLC
Agent: Bill Stagg, Lane Engineering
File No.: 17-1665
Request: Special Exception—Recommendation to the Board of Appeals
Amenities Area—Major Modifications to the existing legal nonconforming golf course use to include reconfiguring and enhancement of existing swimming pool area, new pool equipment building, new golf cart storage building, and new golf pro shop and pool house building; additions and expansions of new pedestrian and golf cart pathways, and parking facilities to support both the hotel, conference center campus and the amenities area
Hotel and Conference Center Campus—Major Modifications to the existing legal nonconforming hotel use to include complete interior and exterior renovation, enhancement of all guest rooms and common areas, reconfigure the floor areas; several new mechanical room additions to existing hotel buildings, and additions and expansions of pedestrian and golf cart pathways. Add new golf uses to hotel and conference center campus to include locker room facilities, and golf putting green facilities.

Location: 9784 Martingham Circle, St. Michaels, MD 21663
Zoning: Map 15/23, Parcel 16/1: Zone: RR/RC

- b. Applicant:** Susan R. Payne, et al. and Barbara R. Roney
File No.: L1273
Agent: Sean Callahan, Lane Engineering, LLC
Request: Sketch Major Revision Plat
Location: E. Poplar Street, Royal Oak, MD 21662
Zoning: Map 46, Grid 12, Parcel 148, Lots 2 & 4; Zone: VC
- c. Applicant:** Edwin F. Hale
File No.: S1066
Agent: Sean Callahan, Lane Engineering, LLC
Request: (1) Final Minor Subdivision
(2) Final Major Revision Plat
(3) Waiver – Lot Size
Location: 26035 Marengo Farm Road, Easton, MD 21601
Zoning: Map 24, Grid 8, Parcel 6, Lots 1 & 3; Zone: RC/WRC
- d. Applicant:** Long Point Preserve, LLC, c/o Ray Jackson, Richard Osborne (John T. Benjamin Estate)
File No.: L1255/M1159/M1160
Agent: Sean Callahan, Lane Engineering, LLC
Request: ~~(1) Relocation of Lot Lines for Proposed Lot 1 and 2~~
(2) Waiver to allow a ramp after subdivision
Location: 5252 Long Point Farm Road, Oxford, MD 21654
Zoning: Map 47, Grid 22, Parcel 42; RC/WRC

withdrawn by applicant

5. Discussion Items
6. Staff Matters
7. Work Sessions
8. Commission Matters
9. Adjournment